



Western Elementary School

Progress Report #8



Construction Manager



Owners Rep



Architect / Engineer





November 8, 2024

Mr. Mike Smajda, Superintendent
Western School District
1400 South Dearing Road
Parma, MI 49269

RE: **NEW WESTERN ELEMENTARY SCHOOL
PROGRESS REPORT #8**

Dear Mike,

The following progress report summarizes the current status of the new Western Elementary School. Attached you will find the necessary information for a complete update regarding the advancements WSD, TMP Architecture, Jones Construction Solutions and RW Mercer have worked together to achieve.

Masonry work was completed on Zone A first floor including both floors of the perimeter walls and structural steel floor framing commenced for the second floor. M/E/P/FP rough-ins continue at both ends of the project and Consumers Energy is scheduled to begin bringing in permanent power and gas by the third week of November. More polished concrete floors are scheduled to be poured at the Admin/Commons Area the second week of November as well additional stoops & sidewalks at Zone F. The lower membrane roof at Zone D is complete as well as the brick & block veneer at Zone F with Zone E to finish up the third week of November. Interior ceiling framing in Zone E corridor started and most of the rough-ins are complete as well and the structured cabling contractor is scheduled to be onsite the week of 11/11. Site Work has steadily advanced including water connected to the back of the building and more roads & parking lot work was graveled as well. Please see additional information regarding current & projected progress as part of this report.

Sincerely,

Mike Bullinger

Mike Bullinger, Project Manager
R.W. Mercer Co.

cc: Brian Boyer – Jones Construction Solutions
Toby Jones – Jones Construction Solutions
Fred Grunert – TMP Architecture
Eric Wolf – TMP Architecture
Tony Clark – RW Mercer Co.
Steele Fortress – RW Mercer Co.
Andy Mercer – R.W. Mercer Co.
Tracy Saylor – R.W. Mercer Co.

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Executive Summary

Project Description:

Construction of a new 125,221 SF Elementary School including infrastructure and site developments spanning approximately 50 acres of land.

Progress Summary: Work Completed or Underway Last Month

Zone F: Plumbing &, HVAC insulation work completed in the classrooms & corridor and electrical wiring is being pulled throughout; brick & block veneer completed and spray-foam insulation behind the exterior metal siding framing started; temporary door & window infills were installed to keep winds & rain from entering the building as block-fill priming of interior masonry walls began.

Zone E: Plumbing, HVAC, Electrical & Fire Protection Trades working on finishing up rough-ins; exterior spray-foam and block & brick veneer work started.

Zone B: First half of the 2nd floor slab was poured with the second half scheduled to be poured by the end of the first week of November; M/E/P/FP rough-ins have started on the first floor.

Zone A: Masonry walls at perimeter (both floors) completed and the interior first floor walls to be finished up by the first week of November; in-wall Plumbing & Electrical rough-ins continue.

Zone C: Work continues on corridor & gang-bathroom walls; in-wall Plumbing & Electrical rough-ins continue; interior & exterior masonry walls adjacent to the Admin Office area underway as well.

Zone D: Work on the south masonry walls of the Cafeteria continued along with Electrical & Plumbing rough-ins.

Site Work & Utilities: Work on the outer loop drive and bus parking lot started and most of it has been graveled, water main was extended to the back of the building and conduit installations for Consumer Energy power & gas utilities were started.

Monthly Look-Ahead: Work Continuing, to be Completed or Started this Month

Zone F: Complete pulling electrical wires and start structured cabling installs, continue framing at front entry soffit; install aluminum storefront windows and doors; paint interior masonry walls; pour remaining door stoops & sidewalk on west side to get ready for the balance of the doors & windows.

Zone E: Complete exterior brick & block veneer work; complete M/E/P/FP rough-ins and begin pipe & duct insulation; complete interior masonry chase walls and continue pulling electrical wires.

Zone B: Complete second floor interior masonry walls; continue M/E/P/FP rough-ins on first floor.

Zone A: Complete second floor & stair well structural steel and pour steel stair pans.

Zone C: Complete masonry walls at the Gym & gang-bathrooms and Admin Office areas; complete load-bearing walls for the second floor mezzanine in the Commos Area.

Zone D: Continue masonry walls at Aux Gym and Corridor; continue Electrical & Plumbing rough-ins; pour stoops at north side.

Site Work & Utilities: Continue construction of roads, drives and parking areas.

Budget Summary:

Change Orders #9/Bulletin 6 and #10/Bulletin 4 were approved with the costs being off-set by the Project Contingency Allowance; Change Order #11/Bulletin 7 pricing was submitted and under review for future Change Order considerations. See Attachment C / Change Order Log #8 for further cost breakdown information.

Project Status Report

➤ Please see the following pages

Review of Current Jobsite Status

Construction:

1. Approximate Average on Site Construction Personnel: 55 to 65 Personnel

2. Status of Work:

a. WC 01 Site Balancing	100%
b. WC 02 Site Work & Utilities:	48%
c. WC 03 Asphalt:	0%
d. WC 04 Landscaping:	0%
e. WC 05 Concrete:	66%
f. WC 06 Masonry:	57%
g. WC 07 Structural Steel:	70%
h. WC 08 General Trades:	11%
i. WC 09 Roofing:	27%
j. WC 10 Glass & Glazing:	27%
k. WC 11 Metal Stud & Drywall:	3%
l. WC 12 Painting:	0%
m. WC 13 Flooring & Wall Tile:	1%
n. WC 14 Gym Flooring:	0%
o. WC 15 Elevator:	50%
p. WC 16 Kitchen Equipment:	9%
q. WC 17 Athletic Equipment:	0%
r. WC 18 Fire Suppression:	49%
s. WC 19 Plumbing:	50%
t. WC 20 HVAC/Mechanical:	24%
u. WC 21 Electrical:	20%

3. Safety Status:

		Off-Site First Aid	Lost Time Accidents			Off-Site First Aid	Lost Time Accidents
February	2024	0	0	February	2025		
March	2024	0	0	March	2025		
April	2024	0	0	April	2025		
May	2024	0	0	May	2025		
June	2024	0	0	June	2025		
July	2024	0	0	July	2025		
August	2024	0	0	August	2025		
September	2024	0	0	September	2025		
October	2024	0	0	October	2025		
November	2024			November	2025		
December	2024			December	2025		
January	2025						

Project Budget Data Sheets

*Please see Attachment A “Project Budget Summary”, Attachment B “Construction Budget Update” and Attachment C “Change Order Log” for additional information.

RFI Log (All RFI's Submitted Post-Bid)

Project: Western Elementary School					
RFI LOG					
RFI #	Contractor	Description	Date Submitted to TMP	Date Returned to RWM/Subcontractor	Answered By
136	State of Michigan Inspectors	Need state approved drawings onsite for all changes to the project	9/11/24	OPEN	
143	WSD	Media Center & Office area electrical questions	9/24/24	OPEN	
147	Hirst Electric	Lintels above kitchen doors are blocking conduit	10/7/24	10/10/24	Nehil-Sivak
148	Kirby Steel	Second floor framing at curtainwalls	10/8/24	10/14/24	Nehil-Sivak
149	Hirst Electric	Exterior Fixtures in vestibule are shown in the same location	10/10/24	10/16/24	PBA
150	Hirst Electric	How to get power to EF-17	10/10/24	10/16/24	PBA
151	RW Mercer	How to fill the gap between stairwell and curtainwall	10/12/24	10/21/24	TMP
152	RW Mercer	Bathroom Hardware	10/17/24	OPEN	
154	Consumers	Natural Gas Pressure – Verification	10/23/24	11/7/24	PBA
155	Hoffman Bros	Early install for sanitary structures	10/29/24	OPEN	
156	Paul Bengel	What size masonry openings need a lintel	10/29/24	11/7/24	Nehil-Sivak
158	Concrete Placement	Column bases on polished concrete floors	11/5/24	OPEN	

Schedule Update

*Attachment D “Current Project Schedule” is currently being revised and is not included in this months progress report.

Project Photo's

*Please see the following pages.



Description

Overall site at the beginning of October



Description

Overall site at the beginning of November



Description

Pouring the second floor slab in Zone B - Part 2



Description

Underground conduits for permanent gas and electric hookup



Description
Pouring the second floor slab of Zone B - Part 1



Description
Continuing the underground conduits for gas and electric



Description
First sidewalk pour - East side of Zone F



Description
Clearing trees along the north property for the permanent drive



NEW WESTERN ELEMENTARY SCHOOL

BUDGET UPDATE #8
11/8/24

RW MERCER GMP CONTRACT AMOUNT: **\$39,174,554**

CONSTRUCTION COSTS:

<u>Direct Construction Costs</u>	SF Area	Total Cost Per Area	\$ / SF	
Work Categories #1 thru #21	125,221	\$35,175,660	\$281	Per GMP Amendment
Approved Cost Changes To Date		\$1,005,978		Thru Change Order #10

SUBTOTAL (Direct Building Cost): **\$36,181,638**

<u>In-Direct Construction Costs Including Approved Cost Changes To Date</u>			
General Conditions	\$731,385		Thru Change Order #10
CM Fee	\$1,099,255		Thru Change Order #10
PLM Bonds	\$400,297		Thru Change Order #10
Permits	\$180,451		Thru Change Order #10

SUBTOTAL (In-Direct Building Cost): **\$2,411,388**

<u>Contingency Allowance</u>			
Contingency Used To Off-Set Additional Cost Changes	(\$9,311)		Thru Change Order #10
Total Contingency Balance	\$1,671,104		

SUBTOTAL (Total Constuction Cost): **\$40,264,130**

OWNER DIRECT COSTS:

Instructional Techonology	\$2,099,459	Per WSD Board Session Worksheet 3/11/24
FF&E	\$1,697,801	Per WSD Board Session Worksheet 3/11/24
A/E Fees	\$2,410,145	Per WSD Board Session Worksheet 3/11/24
Owners Rep Fees	\$690,000	Per WSD Board Session Worksheet 3/11/24
Technology Consultant Costs	\$123,500	Per WSD Board Session Worksheet 3/11/24
Other Owner Direct Costs	\$1,121,106	Per WSD Board Session Worksheet 3/11/24
Utility Connection Fees (Sanitary, Gas, Power & Fiber)	\$399,699	Per WSD Board Session Worksheet 3/11/24

SUBTOTAL (Total Owner Costs): **\$8,541,710**

TOTAL PROJECTED COST: \$48,805,840

**WESTERN SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
CONSTRUCTION BUDGET UPDATE #8 - THRU PAYMENT APP #13 & CHANGE ORDER #10
11/8/24**

ATTACHMENT B



SUBCONTRACTORS & SUPPLIERS	ORIGINAL CONTRACT AMOUNT	CHANGE TO CONTRACT	ADJUSTED CONTRACT AMOUNT	AMOUNT BILLED TO DATE INCLUDING RETAINAGE	% COMPLETE
WORK CATEGORY 01 - SITE BALANCING & BUILDING PAD PREP					
Hoffman Brothers Inc., 8574 Verona Rd., Battle Creek, MI 49014	\$480,766	\$0	\$480,766	\$480,766	100%
WORK CATEGORY 02 - SITE WORK & UTILITIES					
Hoffman Brothers Inc., 8574 Verona Rd., Battle Creek, MI 49014	\$2,443,740	\$256,126	\$2,699,866	\$1,288,666	48%
WORK CATEGORY 03 - ASPHALT PAVING					
American Asphalt Inc., 302 S. Charles St., Lansing, MI 48912	\$998,000	\$14,050	\$1,012,050	\$0	0%
WORK CATEGORY 04 - LANDSCAPING & FENCING					
Brothers Outdoor World, 3055 Springport Rd., Jackson, MI 49201	\$235,859	\$0	\$235,859	\$0	0%
WORK CATEGORY 05 - CONCRETE					
Concrete Placement, LLC, 7011 Big Sky Drive, Holly, MI 48442	\$3,050,000	\$167,486	\$3,217,486	\$2,130,418	66%
WORK CATEGORY 06 - MASONRY					
Leidal & Hart Mason Contractors Inc., 12100 Globe Street, Livonia, MI 48150	\$6,075,229	\$209,294	\$6,284,523	\$3,596,694	57%
WORK CATEGORY 07 - STRUCTURAL STEEL					
Kirby Steel Inc., 4072 Flint Asphalt Dr., Burton, MI 48529	\$2,454,500	\$62,665	\$2,517,165	\$1,756,780	70%
WORK CATEGORY 08 - GENERAL TRADES					
R.W. Mercer Company, 2322 Brooklyn Rd., Jackson, MI 49203	\$2,890,268	\$61,430	\$2,951,698	\$324,022	11%
WORK CATEGORY 09 - ROOFING SYSTEMS					
Division 7 Building Contractors, 8179 Neptune Drive, Kalamazoo, MI 49009	\$1,265,300	\$40,611	\$1,305,911	\$347,190	27%
WORK CATEGORY 10 - ALUMINUM STOREFRONT, GLASS & GLAZING					
Trenko Glass, 5570 E 10 Mile Rd., Warren, MI 48091	\$938,800	\$45,009	\$983,809	\$255,273	26%
WORK CATEGORY 11 - METAL STUD & DRYWALL SYSTEMS, ACOUSTICAL CEILING & WALL SYSTEMS					
Walker Commercial Interiors, 1926 Turner Street, Lansing, MI 48906	\$1,226,900	\$20,650	\$1,247,550	\$40,500	3%
WORK CATEGORY 12 - PAINTING & VINYL WALL COVERING					
RNC Paint Systems, 3094 Otter Dr., Troy, MI 48083	\$356,333	\$34,798	\$391,131	\$0	0%
WORK CATEGORY 13 - FLOORING & WALL TILE FINISHES					
Superior Floor Coverings, LLC, 5411 Suite #2 Enterprise D., Lansing, MI 48911	\$762,150	\$0	\$762,150	\$5,000	1%

WORK CATEGORY 14 - GYM FLOORING						
Kuhn Specialty Flooring, 31085 Rivers Edge Court, Beverly Hills, MI 48025		\$179,200	\$0	\$179,200	\$0	0%
WORK CATEGORY 15 - ELEVATOR						
Schindler Elevator, 3135 Pine Tree Rd. Suite B, Lansing, MI 48855		\$99,700	\$0	\$99,700	\$49,850	50%
WORK CATEGORY 16 - KITCHEN EQUIPMENT						
Great Lakes Hotel Supply Company, 24101 W Nine Mile Rd., Southfield, MI 48033		\$504,845	(\$460,257)	\$44,588	\$44,588	100%
WORK CATEGORY 17 - ATHLETIC EQUIPMENT						
Bareman & Associates Inc., 2197 Pine Ridge Dr., Janison, MI 49428		\$160,740	\$25,040	\$185,780	\$0	0%
WORK CATEGORY 18 - FIRE PROTECTION SYSTEMS						
Falcon Fire Protection, 514 Watts Rd., Jackson, MI 49203		\$425,530	\$6,407	\$431,937	\$212,177	49%
WORK CATEGORIES 19 & 20- PLUMBING & HVAC / MECHANICAL SYSTEMS						
Paul Bengel Mechanical Contractors, 420 E. Prospect Ave., Jackson, MI 49203		\$7,204,800	\$441,794	\$7,646,594	\$2,344,767	31%
WORK CATEGORY 21 - ELECTRICAL SYSTEMS						
Hirst Electric, 3522 Scheele Drive, Jackson, MI 49202		\$3,423,000	\$80,875	\$3,503,875	\$690,600	20%
	SUBTOTAL:	\$35,175,660	\$1,005,978	\$36,181,638	\$13,567,291	37%
	GENERAL CONDITIONS:	\$702,062	\$29,323	\$731,385	\$468,993	
	CM FEE:	\$1,055,270	\$43,985	\$1,099,255	\$403,512	
	PLM BONDS:	\$385,632	\$14,665	\$400,297	\$389,071	
	PERMITS:	\$175,515	\$4,936	\$180,451	\$55,962	
	5% CONTINGENCY ALLOWANCE:	\$1,680,415	(\$9,311)	\$1,671,104		
	TOTAL TO DATE:	\$39,174,554	\$1,089,576	\$40,264,130	\$14,884,829	

**WESTERN SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL**

Change Order Log #8

11/6/2024

ATTACHMENT C



Approved = Written or Verbally Approved
 Pending = All Costs Are Included, Need Approval
 Open = All Costs Not Included, Need Follow-Up For Approval.
 N/C = No Cost Change

\$37,494,139	Project Bid Totals (GMP Less Contingency)
\$1,261,932	Net Total Approved Changes
\$38,756,071	Current Total Project Cost (Less Contingency)
(\$9,311)	Net Amount Offet By Contingency Allowance
\$1,671,104	Contingency Balance (Initial Allowance of \$1,680,415)
\$40,427,175	Net Total Contract Amount To Date

#	REF.	WORK DESCRIPTION	CONTRACTOR	CCO#	AMOUNTS	TOTALS	STATUS	OCO#	AMOUNT OFF SET BY CONTINGENCY	AMOUNT ADDED TO CONTRACT	COMMENTS
1		Additional work authorized for Bid Package 1 - Work Category #1 Site Balancing & Building Pad Prep:				\$74,740	Approved	1			Included in GMP Contract Amount - Not Included in Net Total Approved / Pending Change Orders
		Site Work	Hoffman Bros	1	\$72,563						
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,177						
2		Bulletin #1:				\$37,089	Approved	2			Offset By Contingency Allowance
		Structural Changes	Concrete Placement	1	\$1,408				\$1,408		
		Structural Changes	Leidal & Hart Masonry	1	\$711				\$711		
		Mechanical Changes	Paul Bengel Company	1	\$12,152				\$12,152		
		Electrical Changes	Hirst Electric	1	\$20,718				\$20,718		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,100				\$2,100		
3		Bulletin #2:				\$54,326	Approved	3			Offset By Contingency Allowance
		Structural Changes	Concrete Placement	2	\$18,690				\$18,690		
		Structural Changes	Leidal & Hart Masonry	2	\$22,759				\$22,759		
		Structural Changes	Kirby Steel	1	\$944				\$944		
		Mechanical Changes	Paul Bengel Company	2	\$821				\$821		
		Electrical Changes	Hirst Electric	2	\$8,036				\$8,036		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$3,076				\$3,076		
4		Bulletin #3:				\$8,747	Approved	4			Offset By Contingency Allowance
		Structural Changes	Kirby Steel	2	\$4,792				\$4,792		
		Structural Changes	RW Mercer Gen Trades	1	\$5,180				\$5,180		
		Architectural Changes	Walker Interiors	1	\$2,859				\$2,859		
		Architectural Changes	Bareman & Assoc.	1	(\$2,350)				(\$2,350)		
		Mechanical Changes	Falcon Fire Protection	1	(\$2,230)				(\$2,230)		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$496				\$496		
5		Provide a Class C Exposure for polished floors instead of a Class B Exposure:				\$42,400	Approved	5			Offset By Contingency Allowance
		Labor & Material	Concrete Placement	3	\$40,000				\$40,000		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$2,400				\$2,400		
6		Credit RW Mercer's remaining Contract Amount with Great Lakes Hotel Supply (Kitchen Equipment Contractor); WSD to contract with GLHS direct for balance on contract:				(\$460,257)	Approved	6			RWM still holds the P&P Bonds for this Work Item; Offset By Contingency Allowance
		Credit remaining Contract Amount	Great Lakes Hotel Sply		(\$460,257)				(\$460,257)		
7		Class II Foundation Backfill & Plumbing Changes:				\$232,331	Approved	7			Offset By Contingency Allowance
		Completion of Class II sand backfill for building foundations:	Hoffman Bros.		\$212,407				\$212,407		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$12,744				\$12,744		
		Change water closet carriers to fit in chases better	Paul Bengel Company		\$6,774				\$6,774		
		CM Fee / Gen Cond / Bonds	RW Mercer		\$406				\$406		
8		Bulletin #5 - Team Room & Exterior Bathroom Additions; Huddle Room Changes; Site Work Changes; Other Misc. Changes:				\$1,089,576	Approved	8			Change Order To Contract Amount
		Structural Changes	Hoffman Bros		\$43,719					\$43,719	
		Structural Changes	American Asphalt		\$14,050					\$14,050	
		Structural Changes	Concrete Placement		\$107,388					\$107,388	
		Structural Changes	Leidal & Hart Masonry		\$183,375					\$183,375	

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